

4890 - 4892 VAN GORDON STREET  
WHEAT RIDGE, CO 80033

M B R C

**AVAILABILITY:**

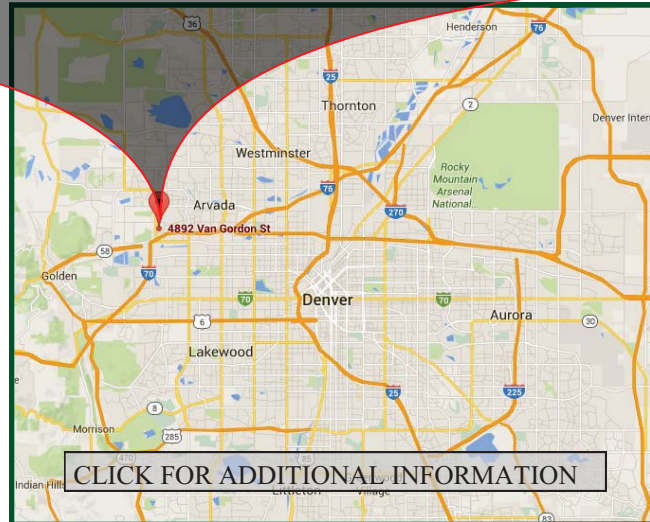
4890 Van Gordon #101: ..... 1,248 SF (\$1,650.00/month MG)  
4890 Van Gordon #102..... 1,248 SF (\$1,650.00/month MG)  
4892 Van Gordon #204: ..... 1,800 SF (\$2,250.00/month MG)

**CAN BE COMBINED  
FOR 2,496SF**



**PROPERTY DESCRIPTION:**

HARD TO FIND INDUSTRIAL FLEX SPACE IN THE NORTHWEST DENVER METRO AREA. ATTRACTIVE INDUSTRIAL PARK. LOCATED 1 BLOCK WEST OF WARD ROAD & 49TH AVENUE IN THE CITY OF WHEAT RIDGE.  
LOCATED NEXT TO THE WARD ROAD LIGHT RAIL STOP!



**IMPORTANT FEATURES:**

- REMODELED OFFICES
- DRIVE IN LOADING
- CUSTOM DESIGNED OFFICE AREAS
- 200A OF 208V, 3-PHASE ELECTRICAL (STV)
- 16' CLEAR HEIGHT.
- HIGH SPEED INTERNET AVAILABLE

**MICHAEL BLOOM**  
**REALTY COMPANY**

300 S. Jackson St. Suite 440 Denver, CO 80209  
Main (303) 295-2525 Fax (303) 298-1919

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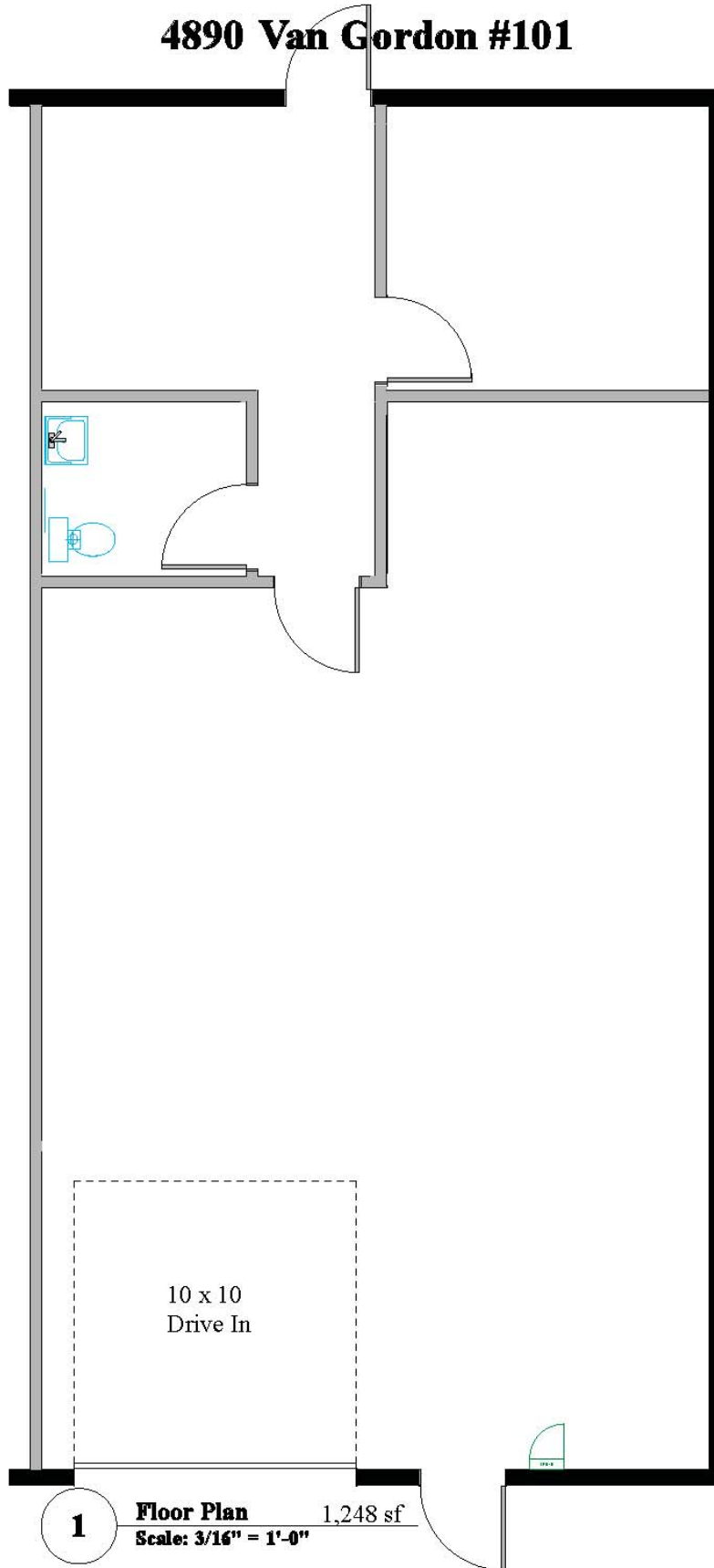
Availability	Total SF	Office SF	Loading	Power
Unit 101	1,248	300	Drive-In	Three Phase
Unit 102	1,248	750	Drive-In	Three Phase
Unit 204	1,800	900	Drive-In	Three Phase



Site Plan



### 4890 Van Gordon #101



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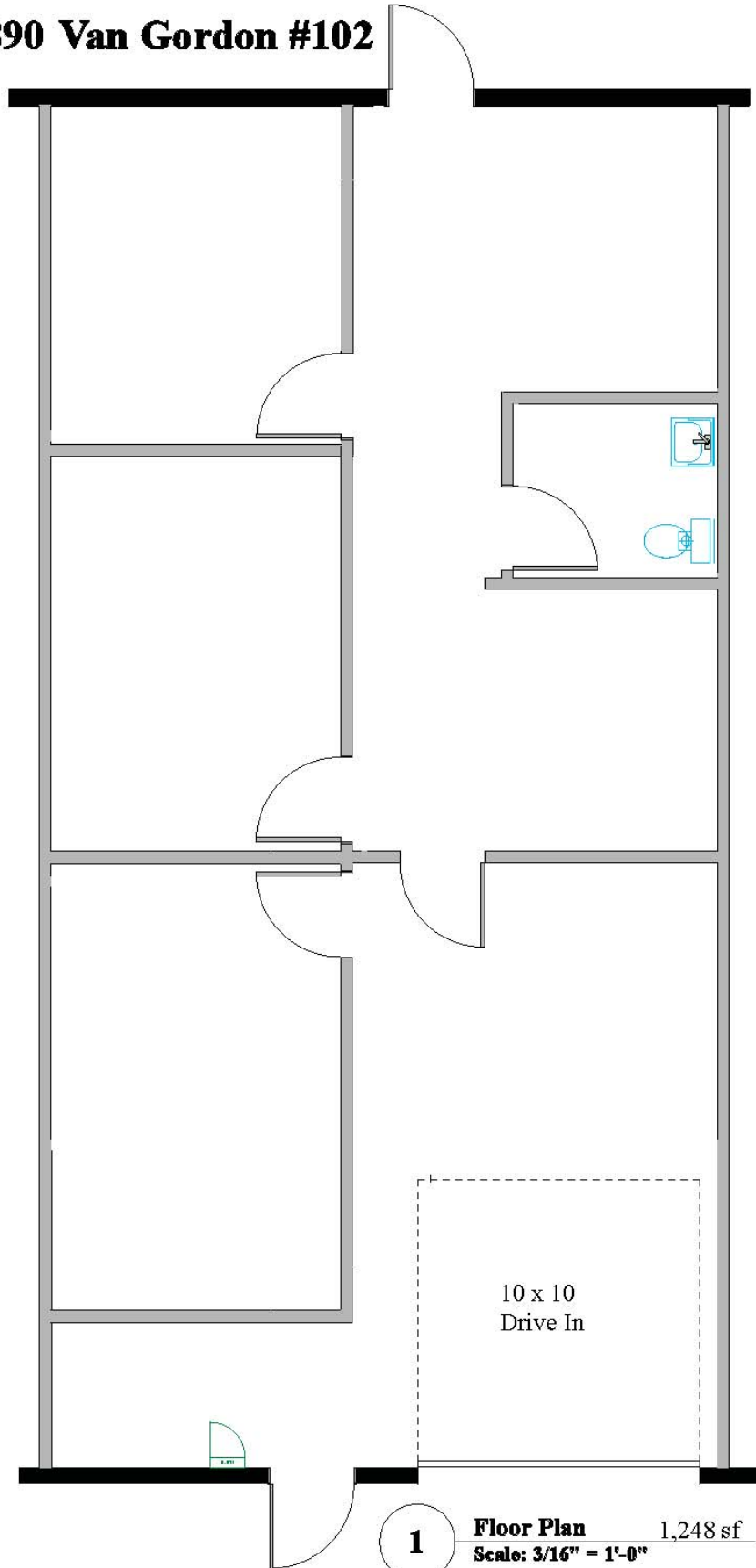
300 South Jackson Street, Suite 440  
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**Floor Plan** 1,248 sf  
**Scale: 3/16" = 1'-0"**



### 4890 Van Gordon #102

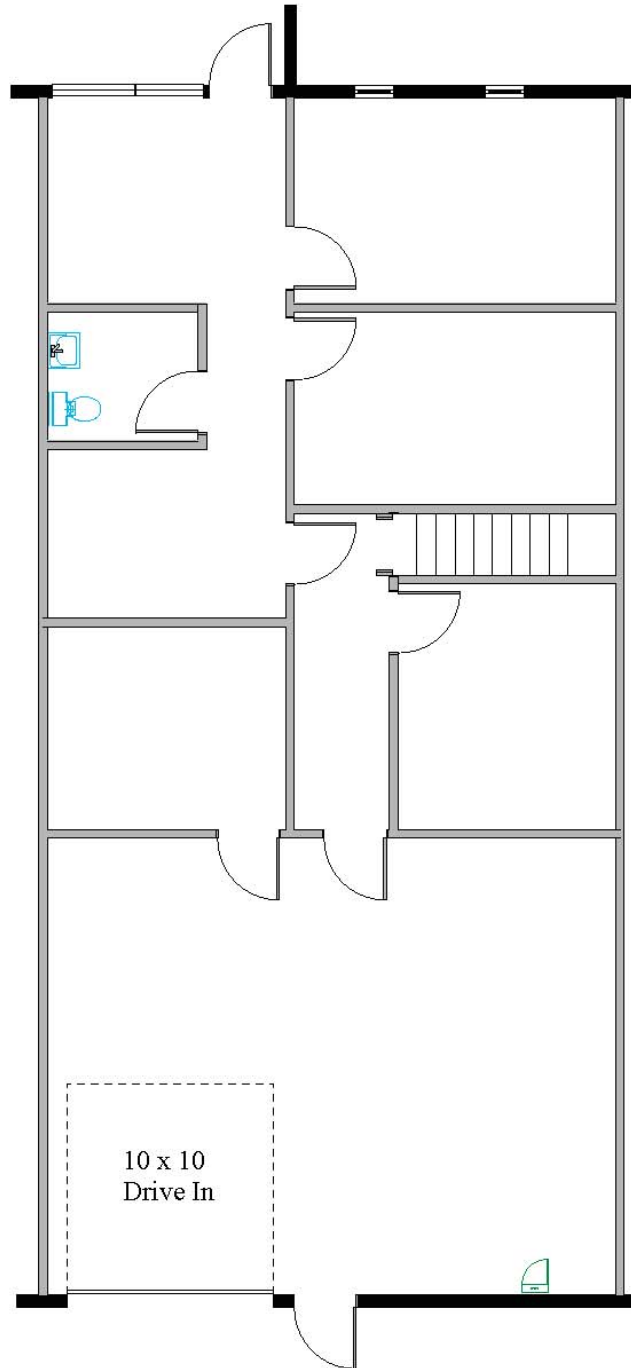


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**Floor Plan** 1,248 sf  
**Scale: 3/16" = 1'-0"**

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**4892 Van Gordon #204****MICHAEL BLOOM**  
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**Floor Plan** 1,800 sf  
Scale: 1/8" = 1'-0"